



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

OFFICE USE ONLY

Application #: 212-023 / 12335-0000-0072  
Date Received: 4/3/12  
Application Accepted By: S. Pine Fee: \$3515  
Comments: Case Planner: Mr. Dana Hitt 614-2395 dahitt@columbus.gov

## LOCATION AND ZONING REQUEST:

Certified Address (for Zoning Purposes) 1372 N Grant Avenue Zip 43201  
Is this application being annexed into the City of Columbus ☐ Yes ☒ No (circle one)  
*If the site is currently pending annexation, Applicant must show documentation of County Commissioner's adoption of the annexation petition.*

Parcel Number for Certified Address 010-008498 (part of parcel)

☐ Check here if listing additional parcel numbers on a separate page.

Current Zoning District(s) M, Manufacturing Requested Zoning District(s) CPD

Recognized Area Commission Area Commission or Civic Association University Area Commission

Proposed Use or reason for rezoning request: housing for the elderly

(continue on separate page if necessary)

Proposed Height District: H-60 Acreage 1.02 +/- ac  
(Columbus City Code Section 3309.14) 87

## APPLICANT:

Name Weinland Senior LLC c/o Dave Perry, David Perry Co., Inc.  
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215  
Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net

## PROPERTY OWNER(S):

Name Weinland Park Development LLC c/o Dave Perry, David Perry Co., Inc.  
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215  
Phone # (614) 228-1727 Fax # (614) 228-1790 Email dave@daveperryco.net  
☐ Check here if listing additional property owners on a separate page

## ATTORNEY / AGENT (CHECK ONE IF APPLICABLE)

☒ Attorney ☐ Agent

Name Donald Plank, Plank Law Firm  
Address 145 East Rich Street, 3rd Flr. City/State Columbus, OH Zip 43215  
Phone # (614) 947-8600 Fax # (614) 228-1790 Email: dplank@planklaw.com

## SIGNATURES (ALL SIGNATURES MUST BE PROVIDED AND SIGNED IN BLUE INK)

APPLICANT SIGNATURE Weinland Senior LLC by Dave Perry Agent  
PROPERTY OWNER SIGNATURE Weinland Park Development LLC by Dave Perry Agent  
ATTORNEY / AGENT SIGNATURE Donald Plank

My signature attests to the fact that the attached application package is complete and accurate to the best of my knowledge. I understand that the City staff review of this application is dependent upon the accuracy of the information provided and that any inaccurate or inadequate information provided by me/my firm/etc. may delay the review of this application.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer



# City of Columbus Zoning Plat

212-023

## ZONING NUMBER

The Zoning Number Contained on This Form  
is Herein Certified to Obtain Zoning, Rezoning,  
and Variances, and is NOT to be Used for  
the Securing of Building & Utility Permits

Parcel ID: 010008498

Zoning Number: 1372

Street Name: N GRANT AVE

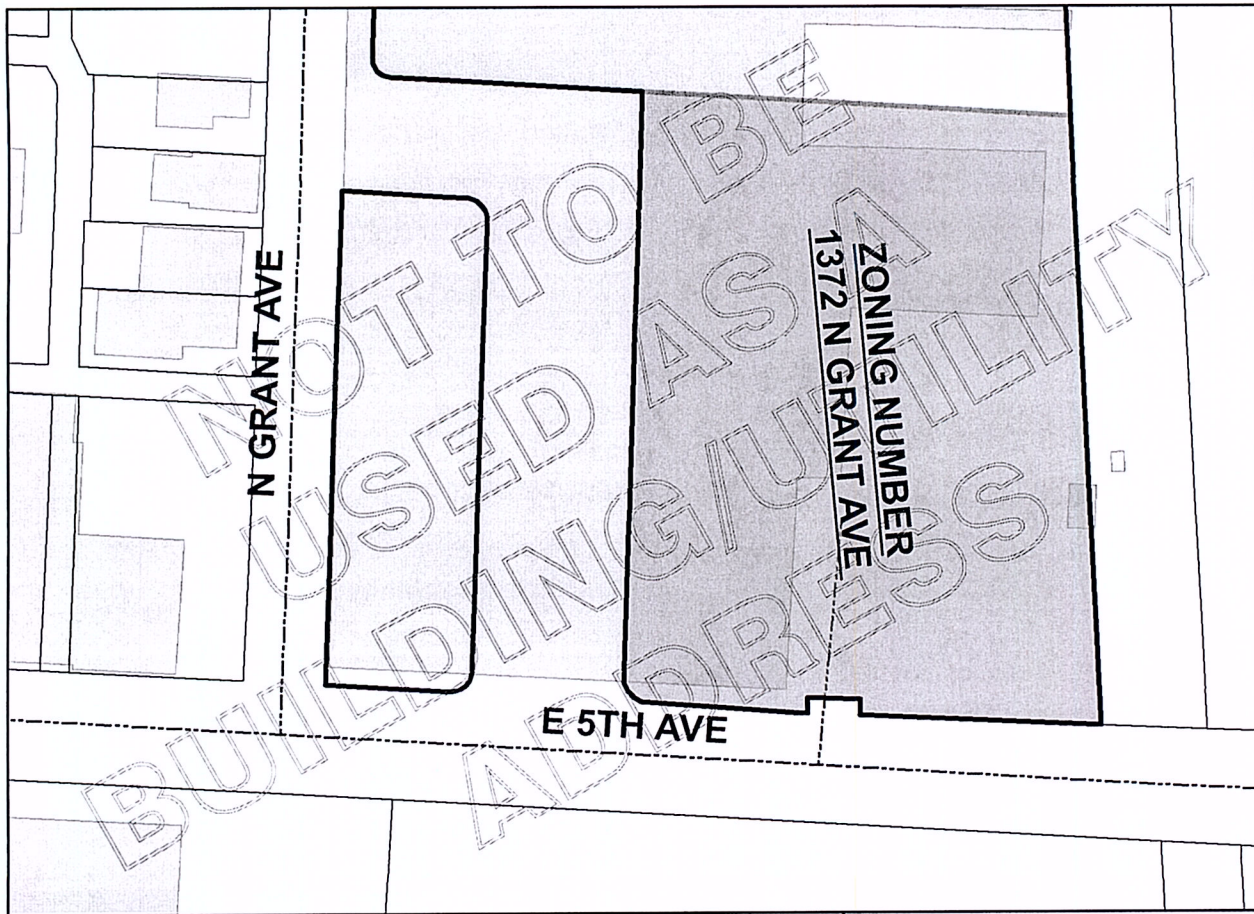
Lot Number: N/A

Subdivision: N/A

Requested By: DAVE PERRY CO. ( DAVE PERRY)

Issued By: *Adyana Amarion*

Date: 3/28/2012



SCALE: 1 inch = 100 feet



PATRICIA A. AUSTIN, P.E., ADMINISTRATOR  
DIVISION OF PLANNING AND OPERATIONS  
COLUMBUS, OHIO

GIS FILE NUMBER: 7444

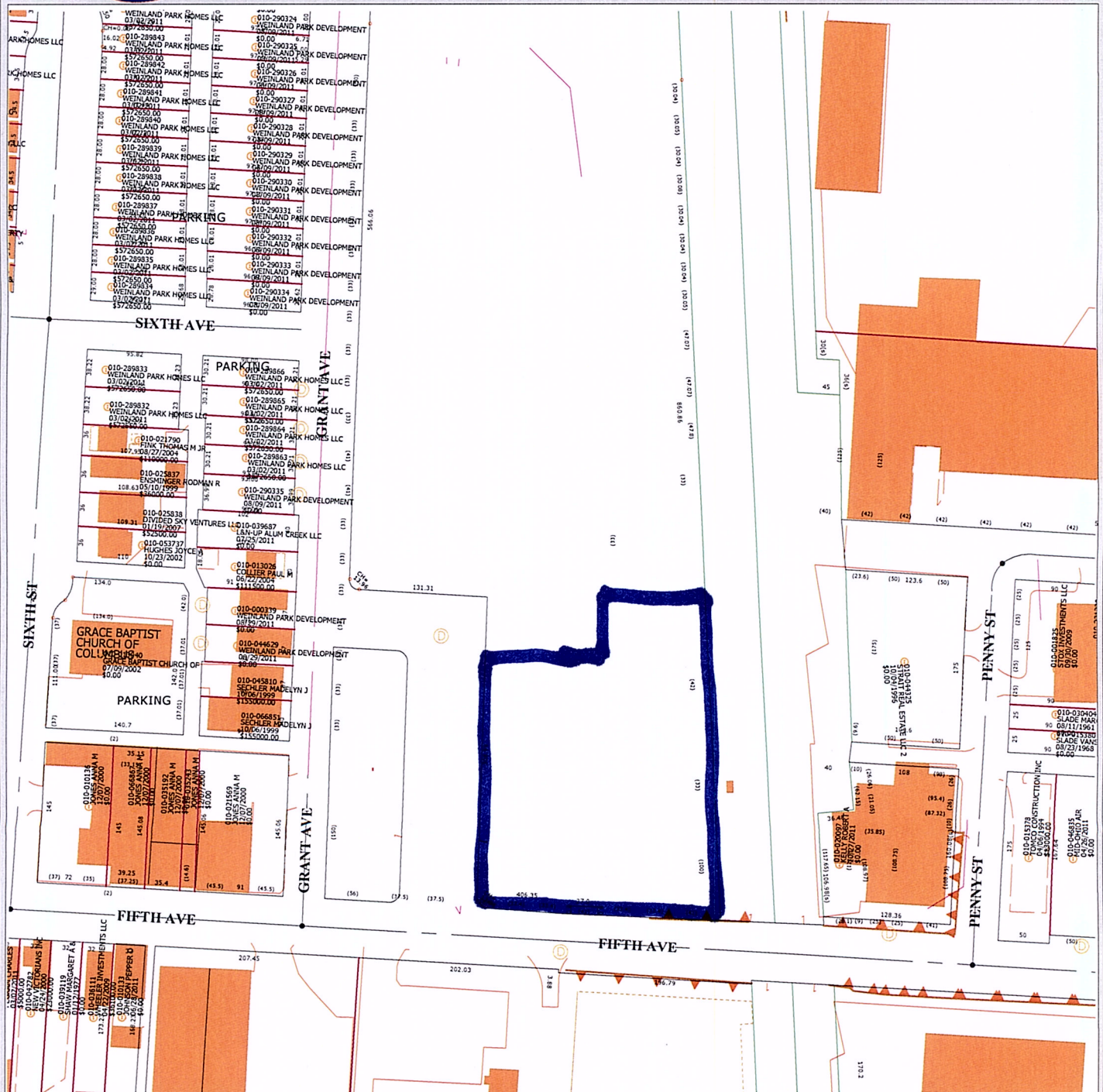
212-023



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/29/12



Disclaimer

Scale = 150

Grid North

This map is prepared for the real property inventory within this county. It is compiled from recorded deeds, survey plats, and other public records and data. Users of this map are notified that the public primary information sources should be consulted for verification of the information contained on this map. The county and the mapping companies assume no legal responsibilities for the information contained on this map. Please notify the Franklin County GIS Division of any discrepancies.

Real Estate / GIS Department

212-023



# CLARENCE E MINGO II FRANKLIN COUNTY AUDITOR

MAP ID: dbp

DATE: 3/29/12



ORTHOPHOTOGRAPHY DATE 2011

Disclaimer

Scale = 150

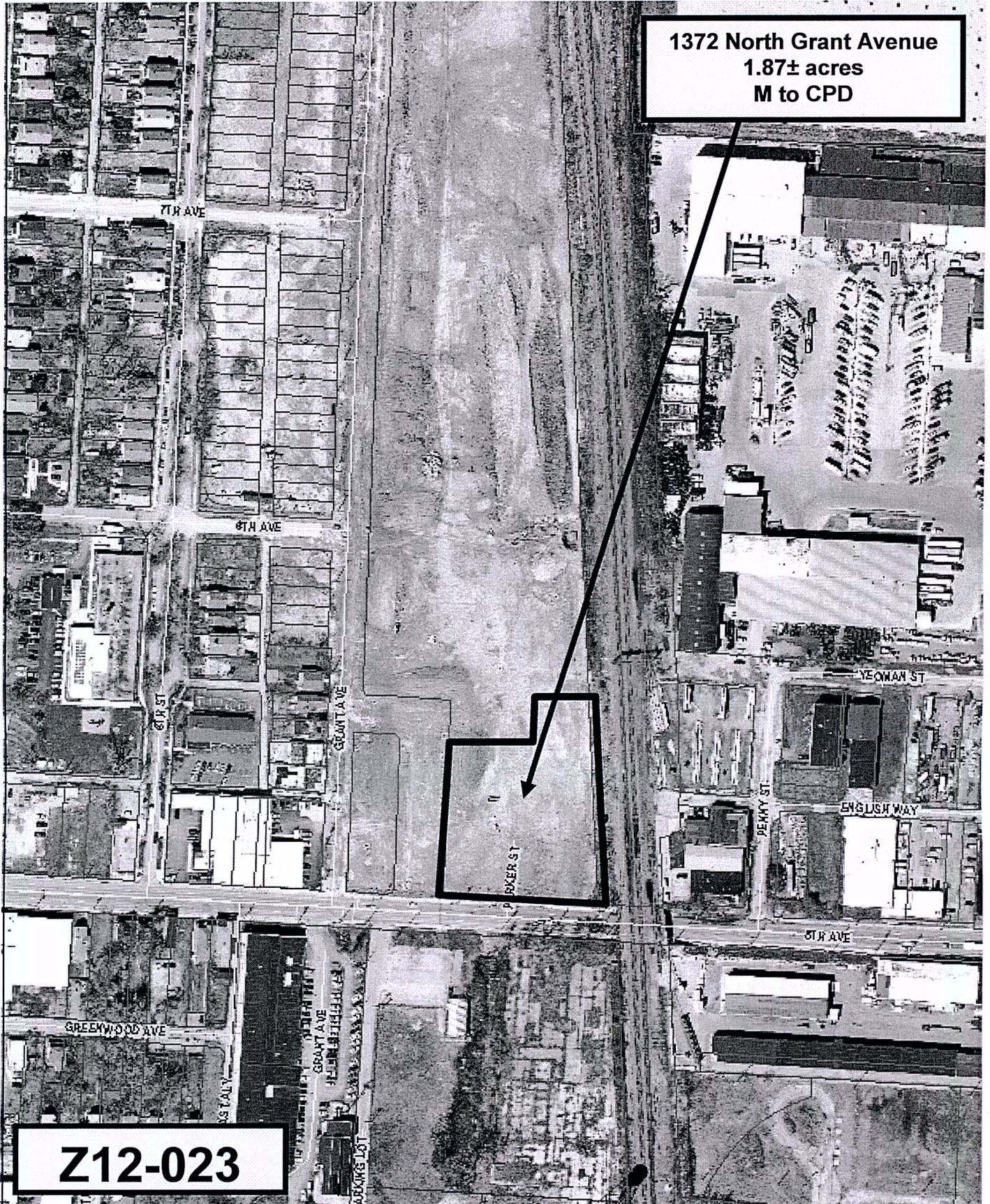


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Real Estate / GIS Department

**1372 North Grant Avenue**  
**1.87± acres**  
**M to CPD**

1372 North Grant Avenue  
1.87± acres  
M to CPD



Z12-023



# REZONING APPLICATION

City of Columbus, Ohio • Department of Building & Zoning Services  
757 Carolyn Avenue, Columbus, Ohio 43224 • Phone: 614-645-7433 • [www.columbus.gov](http://www.columbus.gov)

## AFFIDAVIT

(See instruction sheet)

APPLICATION #

212-023

STATE OF OHIO  
COUNTY OF FRANKLIN

Being first duly cautioned and sworn (1) NAME David B. Perry  
of (1) MAILING ADDRESS David Perry Co., Inc., 145 East Rich Street, 3rd Floor, Columbus, OH 43215

deposed and states that (he/she) is the applicant, agent, or duly authorized attorney for same and the following is a list of the name(s) and mailing address(es) of all the owners of record of the property located at

(2) CERTIFIED ADDRESS FOR ZONING PURPOSES 1372 N Grant Avenue  
for which the application for a rezoning, variance, special permit or graphics plan was filed with the Department of Building and Zoning Services, on (3) 4/3/12

(THIS LINE TO BE FILLED OUT BY CITY STAFF)

SUBJECT PROPERTY OWNERS NAME  
AND MAILING ADDRESS

☐ Check here if listing additional property owners  
on a separate page.

APPLICANT'S NAME AND PHONE #  
(same as listed on front of application)

AREA COMMISSION OR CIVIC GROUP  
AREA COMMISSION ZONING CHAIR OR  
CONTACT PERSON AND ADDRESS

(4) Weinland Park Development LLC c/o Dave Perry

David Perry Co., Inc.

145 East Rich Street, 3rd Flr

Columbus, OH 43215

Weinland Senior LLC c/o Dave Perry

(614) 228-1727

(5) University Area Commission c/o Susan Keeny

358 King Avenue

Columbus, OH 43201

and that the attached document (6) is a list of the names and complete mailing addresses, including zip codes, as shown on the County Auditor's Current Tax List or the County Treasurer's Mailing List, of all the owners of record of property within 125 feet of the exterior boundaries of the property for which the application was filed, and all of the owners of any property within 125 feet of the applicant's or owner's property in the event the applicant or the property owner owns the property contiguous to the subject property(7)

SIGNATURE OF AFFIANT

(8)

David B. Perry

Subscribed to me in my presence and before me this

1st

day of

April

, in the year

2012

SIGNATURE OF NOTARY PUBLIC

(8)

Amy K. Kuhn

My Commission Expires:

*This Affidavit expires six months after date of notarization.*

Notary Seal Here



Amy K. Kuhn, Attorney At Law  
NOTARY PUBLIC - STATE OF OHIO  
My commission has no expiration date  
Sec. 147.03 R.C.

PLEASE NOTE: incomplete information will result in the rejection of this submittal.

For all questions regarding this form and fees please call: 614-645-4522

Please make all checks payable to the Columbus City Treasurer

**EXHIBIT A, Public Notice**  
**1372 N. Grant Avenue**  
**Z12- 023**  
**April 1, 2012**

**APPLICANT**

Weinland Senior LLC  
c/o David B. Perry  
David Perry Co., Inc.  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**PROPERTY OWNER**

Weinland Park Development LLC  
c/o David B. Perry  
David Perry Co., Inc.  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**ATTORNEY**

Donald Plank, Plank law Firm  
145 East Rich Street, 3<sup>rd</sup> Floor  
Columbus, OH 43215

**COMMUNITY GROUP**

University Area Commission  
c/o Susan Keeny  
358 King Avenue  
Columbus, OH 43205

**PROPERTY OWNERS WITHIN 125 FEET**

Norfolk Southern Railway  
Tax Department  
1100 Franklin Road SE  
Roanoke, VA 24042

Paul M. Collier  
1191 N Grant Avenue  
Columbus, OH 43201

Robert A Kelly  
420 East Fifth Avenue  
Columbus, OH 43201

Anna M. Jones, Trustee  
306 East 5<sup>th</sup> Avenue  
Columbus, OH 43201

Clark Grave Vault Co  
375 East Fifth Avenue  
PO BOX 8250  
Columbus, OH 43201

Rumpke and Rumpke LLC  
10795 Hughes Road  
Cincinnati, OH 45251

L & N Alum Creek LLC  
3540 E Fulton Street  
Columbus, OH 43227

Madelyn J Sechler  
4893 Lunar Drive  
Columbus, OH 43214

Omni Management Group LTD  
3443 Agler Road  
Columbus, OH 43219

New York Central Lines  
Tax Dept.  
500 Water Street  
Jacksonville, FL 32202

Weinland Park Homes LLC  
5309 Transportation Blvd  
Cleveland, OH 44125

**1372 N. Grant Avenue**  
**Z12- 023**  
**Exhibit A, Public Notice**  
**Page 1 of 3**

Weinland Park Development LLC  
575 West 1<sup>st</sup> Avenue, Suite 100  
Columbus, OH 43215

Grace Baptist Church of Columbus  
455 Eldridge Avenue  
Columbus, OH 43203

Joyce A Hughes  
1196 N Sixth Street  
Columbus, OH 43201

Divided Sky Ventures LLC  
375 West Napa Street, # 4  
Sonoma, CA 95476

Rodman R and Jane Ensminger  
262 Highmeadows Village  
Powell, OH 43065

Alyssa D Shaw  
1074 Summit Street  
Columbus, OH 43201

Oxford McCoy LLC  
4235 Oxford Avenue  
Columbus, OH 43220

Robert S McDonald  
1370 N 6<sup>th</sup> Street  
Columbus, OH 43201

Mary Stewart  
1362 N 6<sup>th</sup> Street  
Columbus, OH 43201

Andrew H Knoesel  
Brian C Taylor  
1256 Michigan Avenue  
Columbus, OH 43201

Clark Inge  
1352 N 6<sup>th</sup> Street  
Columbus, OH 43201

Christine Hodge  
Christine D. Hodge  
1349 N 6<sup>th</sup> Street  
Columbus, OH 43201

Douglas J and Deborah D Shull  
10990 Edwards Road  
Johnstown, OH 43031

Veliko Ventures LLC  
1077 Mt Pleasant Avenue  
Columbus, OH 43201

Kelly M and Mary E Gebert  
1357 N Sixth Street  
Columbus, OH 43201

Wanda G. Driver  
1485 N 5<sup>th</sup> Street  
Columbus, OH 43201

TKI Properties LLC  
PO BOX 2376  
Columbus, OH 43216

Habitat for Humanity-Greater  
Columbus  
3140 Westerville Road  
Columbus, OH 43224

Dellabay LLC  
4235 Oxford Drive  
Columbus, OH 43220

Jerry B and April L Boykins  
15141 Olive Green Road  
Centerburg, OH 43011

Tana Rapp  
1830 E Broadway Blvd., #124  
Tucson, AZ 85719

Robert H Gebby III  
1392 N Sixth Street  
Columbus, OH 43201

New Victorians Inc  
455 W 3<sup>rd</sup> Avenue  
Columbus, OH 43201

SIJ Partnership LLC  
3540 E Fulton Street  
Columbus, OH 43227

American Legion Malcolm D Jeffrey  
Post 465  
PO BOX 8004  
Columbus, OH 43201

Grant Avenue Properties LTD  
The Arlington Bank  
2130 Tremont Ctr  
Columbus, OH 43221

Mamoudous Diallo  
2485 Findley Avenue  
Columbus, OH 43202

Urban Revival LLC  
PO Box 10468  
Columbus, OH 43201

1461 North Sixth Thompson Holdings LLC  
4272 Vista Walk Ln  
Powell, OH 43065

**1372 N. Grant Avenue**  
**212- 023**  
**Exhibit A, Public Notice**  
**Page 2 of 3**

Park Property Investments LLC  
4272 Vista Walk Ln  
Powell, OH 43065

Joseph S and Janice M Alaura  
2572 Howey Road  
Columbus, OH 43211

Joseph S and Janice M Alaura  
3331 County RD 172  
Cardington, OH 43315

Sultana N Nahar  
1430 N 6<sup>th</sup> Street  
Columbus, OH 43201

Betina Ebady  
1456 Indianola Avenue  
Columbus, OH 43201

Central Ohio Transit Authority  
1600 McKinley Avenue  
Columbus, OH 43222

**ALSO NOTIFY**

Weinland Park Development LLC  
c/o Joseph P. Williams  
575 West First Avenue, Suite 100  
Columbus, OH 43215

Weinland Senior, LLC  
c/o Mary E. Hada  
5309 Transportation Boulevard  
Cleveland, Ohio 44125

RDL Architects  
c/o Margaret Kavourias  
16102 Chagrin Blvd., Suite 200  
Shaker Heights, OH 44120

Weinland Park Development LLC  
c/o Mark Wagenbrenner  
575 West First Avenue, Suite 100  
Columbus, OH 43215



**CPD, Commercial Planned Development**  
**1372 North Grant Avenue**  
**Columbus, OH 43201**

<b>PROPOSED DISTRICT:</b>	CPD, Commercial Planned Development
<b>EXISTING DISTRICT:</b>	M, Manufacturing
<b>ACRES:</b>	1.87 +/- acres
<b>PROPERTY ADDRESS:</b>	1372 North Grant Avenue, Columbus, OH, 43201
<b>OWNER(S):</b>	Weinland Park Development LLC c/o Dave Perry, David Perry Co., Inc., 145 East Rich Street, 3 <sup>rd</sup> Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3 <sup>rd</sup> Flr., Columbus, OH 43215
<b>APPLICANT:</b>	Weinland Senior LLC c/o Dave Perry Co., Inc., 145 East Rich Street, 3 <sup>rd</sup> Flr., Columbus, OH 43215 and Donald Plank, Plank Law Firm, 145 East Rich Street, 3 <sup>rd</sup> Flr., Columbus, OH 43215
<b>DATE OF TEXT:</b>	April 3, 2012
<b>APPLICATION NUMBER:</b>	Z12- <u>023</u>

**INTRODUCTION:** The site is zoned M, Manufacturing and is part of the Columbus Coated Fabrics/Weinland Park redevelopment. The site is 1.87 +/- acres located at the northeast corner of Grant Avenue (relocated) and East Fifth Avenue. Redevelopment of the Columbus Coated Fabrics property and other property in the area includes new single family dwellings, apartments and Housing for the Elderly. This application is submitted for the Housing for the Elderly component of the redevelopment and consists of a four (4) story building with 70 dwelling units. The drawing titled "Weinland Senior", dated \_\_\_\_\_, 2012, and referenced in Section I, Miscellaneous Commitments, shall be the site development plan for the site.

**1. PERMITTED USES:** Permitted uses shall be Housing for the Elderly and related accessory uses, as permitted in 3361.02, Permitted Uses, of the Columbus City Code.

**2. DEVELOPMENT STANDARDS:** Unless otherwise specified in the following Development Standards, the Development Standards shall be as specified in Chapter 3356 of Columbus City Code (C-4, Commercial District), Chapter 3312, Off-Street Parking and Loading and Chapter 3321, General Site Development Standards.

**A. Density, Height, Lot and/or Setback Commitments.**

1. The maximum number of housing for the elderly units shall be seventy (70).
2. The minimum building setback from East Fifth Avenue and North Grant Avenue shall be four (4) feet and ten (10) feet, respectively. Ground mounted air conditioning compressors may be located within the four (4) foot and ten (10) foot building setbacks.
3. Height District shall be H-60.

**B. Access, Loading, Parking, and/or Other Traffic Related Commitments.**

1. Vehicular access to the site shall be from a private drive at the terminus of Grant Avenue (relocated), as depicted on the Site Plan. There shall be no direct vehicular access to East Fifth Avenue.

2. There shall be no required right of way dedication for East Fifth Avenue.

**C. Buffering, Landscaping, Open Space and/or Screening Commitments.**

Street trees shall be provided along East Fifth Avenue and North Grant Avenue either in the right of way or on-site at the rate of one (1) tree for every forty (40) lineal feet of street frontage. Trees may be grouped.

**D. Building Interior-Exterior Commitments.**

The building will be four (4) stories with a majority of hipped roof(s) utilizing architectural shingles and minor flat roof(s) utilizing rubber membrane. The primary exterior building materials shall be horizontal and/or vertical vinyl siding with accented vinyl trim, PVC trim details, and brick/block veneer used at the base of the building and accent areas.

**E. Dumpsters, Lighting, Outdoor Display Areas and/or Other Environmental Commitments.**

Refuse service shall be provided by private hauler.

**F. Graphics and/or Signage Commitments.**

All graphics and signage shall comply with the Graphics Code, Article 15, Title 33 of the Columbus City Code, as it applies to the C-4 Commercial District. Any variance to the sign requirements shall be submitted to the Columbus Graphics Commission for consideration. Any ground sign shall be monument style.

**G. Other CPD Requirements.**

1. Natural Environment: The natural environment of the site is flat. Former improvements on the site have been removed for site redevelopment.

2. Existing Land Use: The site is undeveloped.

3. Circulation: Full access to and from the site will be via a single access point at the east terminus of Grant Avenue (relocated). There shall be no direct vehicular access to East Fifth Avenue.

4. Visual Form of the Environment: Commercial/Industrial development exists to the east, west and south of the site. Acreage to the north is part of the Columbus Coated Fabrics/Weinland Park redevelopment of residential uses.

5. Visibility: The site is located on East Fifth Avenue and North Grant Avenue and is visible from both streets.

6. Proposed Development: Rezoning to CPD to permit a 70 unit housing for the elderly development and accessory parking.

7. Behavior Patterns: Vehicular access will be by a single access point at the east terminus of Grant Avenue (relocated). There shall be no direct vehicular access to East Fifth Avenue.

8. Emissions: Development will conform to City of Columbus requirements as further controlled by development standards of this development text for light levels, sounds and dust. There will be no objectionable emissions.

#### **H. Modification of Code Standards.**

1. Section 3356.11, C-4 District Setback Lines, which Section requires a building setback of sixty (60) feet and twenty-five (25) feet on East Fifth Avenue and North Grant Avenue, respectively, while applicant proposes building setbacks of four (4) feet and ten (10) feet are proposed on East Fifth Avenue (irregular right of way/property line) and North Grant Avenue, respectively, and also proposes ground mounted air conditioning equipment to be located in the stated setbacks.

2. Section 3312.21(D), Landscaping and Screening, which Section requires perimeter screening of parking lots, while applicant proposes to not provide screening along the north property line of the parking lot where the parking lot will be adjacent to other redevelopment areas within the Columbus Coated Fabric redevelopment project.

3. Section 3312.49, Minimum Numbers of Parking Spaces Required, which Section requires 105 parking spaces for 70 dwelling units at 1.5 spaces per dwelling unit, while applicant proposes 70 parking spaces at the rate of 1.0 per dwelling unit.

#### **I. Miscellaneous Commitments.**

1. Development of the site shall be in accordance with the site plan titled "Weinland Senior", dated \_\_\_\_\_ and signed \_\_\_\_\_ by David B. Perry, Agent, and Donald Plank, Attorney. The site plan may be slightly adjusted to reflect engineering, topographical, or other site data developed at the time final development and engineering plans are completed. Any slight adjustment to the site plan shall be reviewed and may be approved by the Director of the Building and Zoning Services Department or his designee upon submission of the appropriate data regarding the proposed adjustment.

*The undersigned, being the owner and/or applicant in the subject application, does hereby agree singularly and collectively for himself, his heirs, successors and assigns, to abide by above restrictions, conditions, and commitments regarding development of the subject property and for such purpose each states that he fully understands and acknowledges that none of the foregoing restrictions, conditions, or commitments shall in any manner act to negate, nullify, alter or modify any more restrictive provision of the Columbus City Code, except as noted herein.*

---

David B. Perry, Agent

Date

---

Donald Plank, Attorney

Date

212-023  
M to CPD

**ZONING EXHIBIT**  
**1.87 ACRE**

Situated in the State of Ohio, County of Franklin, City of Columbus, lying in Quarter Township 4, Township 1, Range 18, United States Military Lands, being part of that 12.128 acre tract as conveyed to Weinland Park Development, LLC by deed of record in Instrument Number 200810080150639 (all references refer to the records of the Recorder's Office, Franklin County, Ohio), and described as follows:

Beginning, at a southeasterly corner of that 1.210 acre tract conveyed to City of Columbus Ohio as Parcel 1WD, of record in Instrument Number 201006180075900, being on the northerly right-of-way line of Fifth Avenue;

thence, with the arc of a curve to the right having a central angle of 88°30'13", a radius of 10.00 feet, an arc length of 15.45 and a chord bearing and distance of North 42°23'08" West, 13.96 feet to a point;

thence North 01°51'58" East, a distance of 333.98 feet to a point;

thence South 86°38'15" East, a distance of 224.20 feet to a point;

thence South 02°49'07" East, a distance of 345.64 feet to a point on the northerly right-of-way line of Fifth Avenue;

thence with the northerly right-of-way line of Fifth Avenue, the following courses and distance:

North 86°38'15" West, a distance of 127.62 feet to a point;

North 00°21'41" West, a distance of 8.02 feet to a point;

North 86°38'15" West, a distance of 27.06 feet to a point;

South 00°21'41" East, a distance of 8.02 feet to a point;

North 86°38'15" West, a distance of 88.03 feet to the POINT OF BEGINNING and containing 1.87 acres of land, more or less.

This description is for the use of zoning purposes only and is not to be used for transfer.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

J:\20090996\20090996S\DWG\90996ZJOINING.DWG plotted by MASTON, JOHN on 4/3/2012 9:42:57 AM last saved by JMASTON on 4/2/2012 5:32:13 PM

# SITE DATA

Address:

1372 North Grant Avenue  
010-008498 (part of)

PID:

1.87 +/- acres

Zoning (existing):

M, Manufacturing

Zoning (proposed):

CPD, Commercial Planned Development (Z12-O23)

Proposed Use:

Housing for the Elderly, Age restricted senior housing, 70 dwelling units, Four (4) story building

Height District:

H-60

Parking:

Required: 105 spaces @ 1.5 spaces/DU  
Actual: 70 spaces @ 1.0/DU

Bicycles:

Required/Provided: 7 bike parking spaces

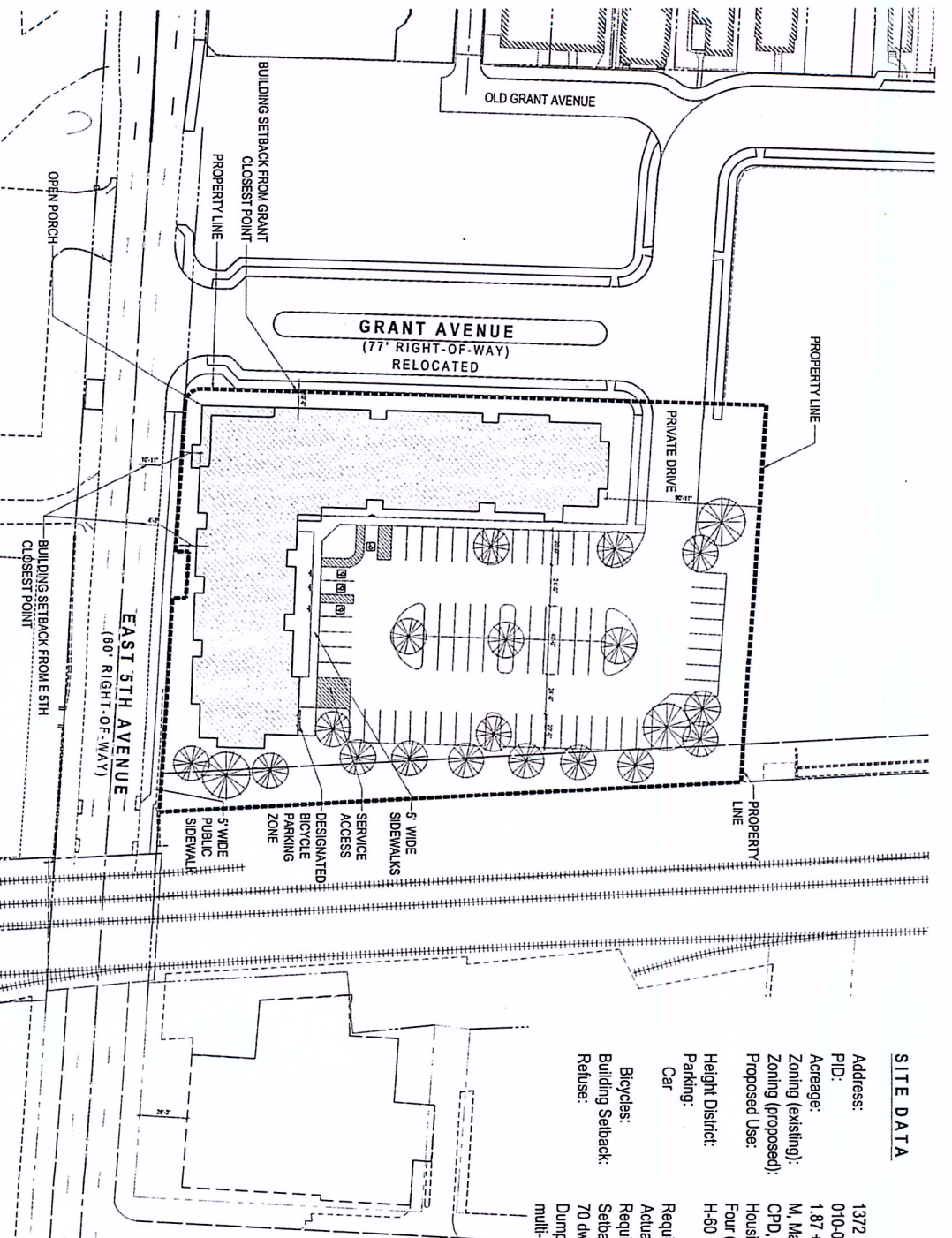
Building Setback:

Setbacks at noted

Refuse:

70 dwelling units @ 0.50 cu. yd/DU = 35 cubic yards of on-site storage  
Dumpster housed inside, designated pick-up area as shown, private hauler, multi-day pick-up

## SITE LOCATION MAP



The NRP Group  
5309 Transportation Blvd.  
Cleveland, Ohio 44125  
Telephone: 216.475.8900  
Fax: 216.475.9300

## WEINLAND SENIOR COLUMBUS, OHIO

1372 N. GRANT AVENUE

RDL ARCHITECTS  
16102 Chagrin Blvd., Suite 200  
Shaker Heights, Ohio 44120  
Telephone: 216.752.4300  
Fax: 216.752.4301



SCALE: 1"=30'  
0 30 60 120  
APR 03 2012  
RDL  
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